



32 Grasmere Crescent, Kendal

£220,000



32 Grasmere Crescent

Kendal

Situated within the popular Sandylands area of Kendal, this semi detached home presents an excellent opportunity for a purchaser seeking a property they can modernise and make their own.

Occupying a generous plot with gardens to the front and rear, the property enjoys a convenient position close to local amenities, schools, transport links and Kendal town centre.

The accommodation includes a bright sitting room together with a separate dining room, providing flexible living space for both everyday life and entertaining. The kitchen sits to the rear of the property and offers excellent scope for improvement to suit modern requirements.

To the first floor are three bedrooms, including two doubles and a single bedroom, together with a shower room. The layout provides practical family accommodation whilst offering opportunities for enhancement over time.

Externally, the property benefits from a front garden as well as a particularly generous rear garden. A notable feature is the access from the road at the rear of the garden, creating potential for off-road parking, a garage or further landscaping improvements, subject to any necessary consents. The outdoor space offers excellent versatility and is a real asset to the property.

Having been owned by the same family since new, this property presents a rare opportunity to acquire a home with excellent potential in a popular residential area. With spacious accommodation, a generous garden and scope for further enhancement, it offers an exciting opportunity for purchasers looking to create a home tailored to their own tastes and requirements.

- Semi-detached home in a popular residential location
- Bright sitting room with separate dining room
- Kitchen offering potential for improvement
- Three bedroom accommodation including two doubles
- Shower room
- Front garden and generous rear garden with excellent outdoor space
- Potential to create off road parking or garage space, subject to any necessary consents
- Double glazing installed
- Conveniently located for local amenities, Kendal train station and town centre
- Excellent opportunity to modernise and add value

WHAT3WORDS:///green.basket.lush

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





ENTRY

6' 0" x 4' 5" (1.83m x 1.35m)

LIVING ROOM

14' 8" x 12' 2" (4.48m x 3.71m)

KITCHEN

8' 6" x 7' 8" (2.59m x 2.34m)

DINING ROOM

8' 10" x 8' 7" (2.69m x 2.61m)

LANDING

8' 0" x 6' 4" (2.43m x 1.93m)

BEDROOM

12' 8" x 10' 6" (3.85m x 3.19m)

BEDROOM

10' 10" x 9' 4" (3.30m x 2.84m)

BEDROOM

9' 10" x 6' 5" (3.00m x 1.96m)

BATHROOM

7' 6" x 5' 5" (2.28m x 1.64m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band B

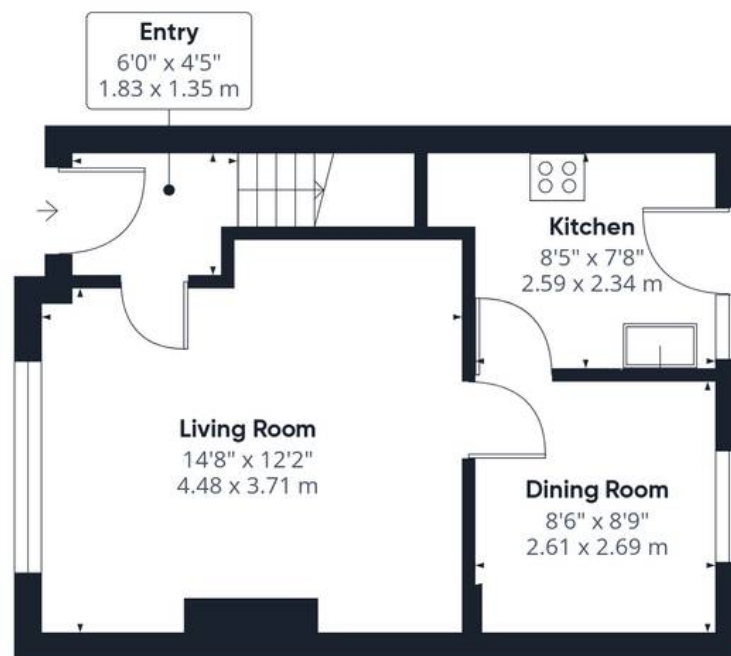
TENURE: FREEHOLD

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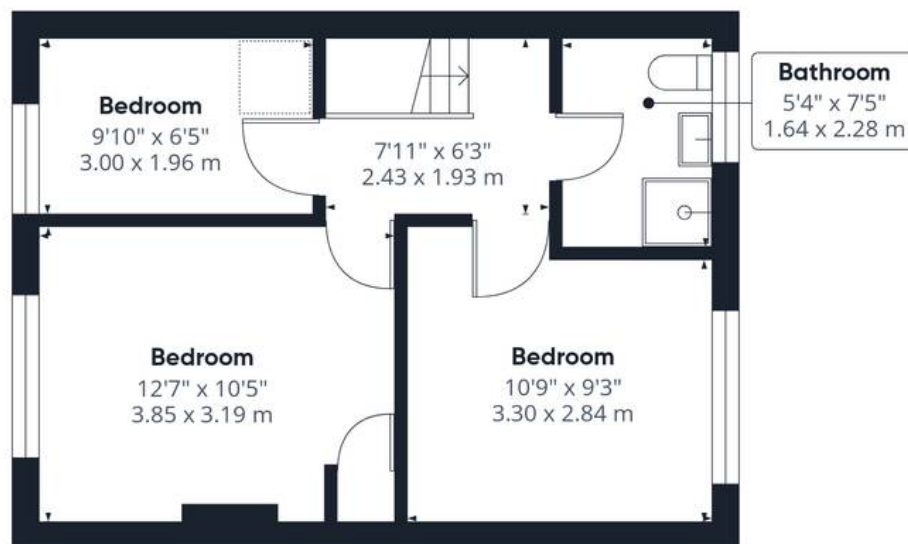


Ground Floor

Approximate total area⁽¹⁾

752 ft²

69.9 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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